



110 Village Center Drive
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the newsletter of Village of Flat Rock

Volume XXXV Number 1

March 2026

From the Mayor's Desk

Anne Coletta

What is a historic district? What does it mean to be in the National Register of Historic Places? What are Historic Landmark designations? How did all of these come about?

Much of the Village of Flat Rock lies within the **Flat Rock Historic District**, which is listed in the National Register of Historic Places (*see map below*). Following passage of the National Historic Preservation Act of 1966, a group of Flat Rock residents created Historic Flat Rock, Inc., a nonprofit dedicated to the preservation and protection of historic homes and cultural landscapes in the Flat Rock community. In 1973, that group presented documentation on historic buildings for inclusion in the **National Register of Historic Places**, administered under the National Park Service (U.S. Department of the Interior). The National Register is the federal government's official list of sites, buildings, structures, districts, and objects deemed worthy of preservation for their historical significance or "great artistic value."

In 2015, an updated nomination of the Flat Rock Historic District was listed in the National Register. This historic district is now one of the largest in the

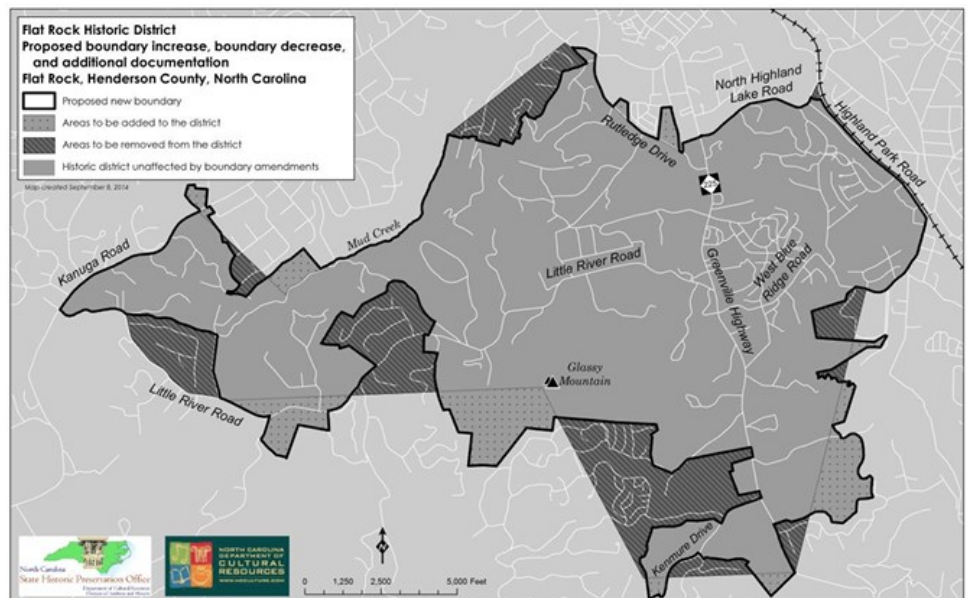
UPCOMING EVENTS

April start date: Pardee Yoga in the Park on Thursdays at 6:00 P.M. and Saturdays at 10:00 A.M. , sponsored by YAM

May 7: Shred Day/Pill Drop-off from 10:00 A.M. to noon

June 6: Ice Cream Social from noon to 4:00 P.M.

Southeast and the largest in North Carolina at 6.25 square miles. While listing in the National Register is primarily honorary and does not restrict private property owners from altering their property (unless federal funding or permits are involved), federal agencies must consider the effects of their projects on properties listed in the National Register, thus minimizing potential impacts on those properties.



Historic District Map

Historic Landmark designations are a creation of the North Carolina General Assembly and are outlined in the state’s General Statutes (N.C.G.S. §160D-940 through §160D-951), which authorizes local governments to designate historic landmarks and districts. State law sets minimum standards for what can qualify as a landmark or district, provides procedures for designating such, and establishes a high priority for design standards to guide development decisions related to landmarks and districts. For the Village, this is done through our Historic Landmarks Commission, which was created in 2013 by the Village Council. There are currently three historic homes in the Village with this designation.

Once a local government has designated a property as a historic district or landmark, the property owner must seek a certificate of appropriateness (COA) from the local historic landmarks commission. A COA is a permit and determination by the landmarks commission that a proposed change to the property (construction, alteration, demolition, etc.) is congruous with the “special character” of the landmark or district.

While there are regulations, there are also benefits for locally designated landmarks. When a property is designated as a local landmark it may be eligible for property tax deferral.

Want to know more about the Flat Rock Historic District and preservation easements? Please check with Historic Flat Rock (historicflatrockinc.com).

Want to know more about historic landmark designations? Please check with us!

Park Update

Spring has arrived at The Park at Flat Rock—and this year, we go into Spring as an official Bee City USA® affiliate! The mission of Bee City USA® is to advocate for sustainable habitats for bees and other pollinators. We’re excited to be a part of this effort to help maintain our local ecosystem by supporting our native pollinators.

According to the USDA, “Three-fourths of the world’s flowering plants and about 35 percent of the world’s food crops depend on animal pollinators to reproduce. . . More than 3,500 species of native bees

help increase crop yields. Some scientists estimate that one out of every three bites of food we eat exists because of animal pollinators like bees, butterflies and moths, birds and bats, and beetles and other insects.” As a Bee City USA® affiliate, we will continue to be mindful of protecting our pollinators by maintaining our pollinator garden area as well as our wildflower meadows.

We currently oversee the upkeep and maintenance of up to twenty beehives in the Park with dedicated space for natural wildlife, including areas of wetland restoration, restoration of Dye Creek, and the use of native plantings throughout. We are definitely a Bee Village!

And we couldn’t do it without our fabulous Park volunteers. If you find yourself wanting to give back to the Park by joining any of our volunteer teams, please reach out to Michael Dages, Park Director (mdages@villageofflatrock.org)—we would be delighted to work with you!

See you in the Park!

BEE CITY USA®

A Note from the Flat Rock Park & Recreation Foundation

Tracey Daniels, Development Director

As the days grow longer and the first signs of spring begin to appear, The Park at Flat Rock is preparing for another beautiful season. Soon the Pollinator Garden will burst into bloom, welcoming butterflies, bees, and visitors alike. It’s one of the most colorful and lively places in the park during spring, and a wonderful reminder of the important role pollinators play in our ecosystem.

While you’re visiting, be sure to stop by and experience the park’s newest feature — the Kaleidoscope installation that was added last fall. This interactive piece invites visitors of all ages to look inside and see the park’s natural beauty transformed into dazzling patterns of color and light.

We are also pleased to welcome back Pardee Yoga in the Park, sponsored by the YMCA of Hendersonville (YAM), beginning again in April (Thursdays at 6:00 P.M.; Saturdays at 10:00 A.M.). These popular outdoor classes offer a peaceful way to move, stretch, and breathe while surrounded by nature.

As the park grows and continues to serve our community, we invite you to consider becoming a member of Friends of The Park with a simple monthly donation. Your support helps maintain the gardens, trails, and programs that make this park such a special place for residents and visitors. Together, we can ensure that The Park at Flat Rock continues to thrive for years to come.

Visit the Park Foundation's website for more information and programming announcements (www.flatrockparkfoundation.org).

North Highland Lake Road Update

We're almost there! April 11, 2026, is the current official NCDOT end date for the North Highland Lake Road project. However, additional repair on King Creek from Helene damage is still needed, which the Village hopes to complete this summer.

Budget Timeline

The fiscal year for the Village of Flat Rock runs from July 1 to June 30. The Flat Rock Village Council is required by the State to have a balanced budget

in place by the start of the fiscal year, so work on the 2026/2027 budget will begin over the next few weeks. Vice Mayor Matt Toner serves as the Budget Officer and has presented a schedule to council so that we stay on track to complete the budget on time.

During March, council members will put together their budget requests for areas that they oversee. On April 9, council will have a budget workshop where budget requests, a proposed budget, the tax rate, and preliminary budget totals will be reviewed and discussed.

In May, the final proposed 2026/2027 budget will be presented to council and will be available for review by the public. At the council meeting on June 11, council is scheduled to hear public comments and then to vote on adopting the budget. While this is the current schedule, these dates may change depending on circumstances. All council meetings are open to the public.

Welcome to Roger Bass!

Roger is our newest council member, replacing former council member Susan Gregory, who stepped down in December. A long-time active member of the Park Commission, Roger will continue to work with Park staff to ensure that our Park remains the wonderful destination that it is for so many!

VILLAGE EVENTS

PARDEE YOGA IN THE PARK

Starting April, Thursdays 6 P.M. & Saturdays 10 A.M. in The Park at Flat Rock (55 Highland Golf Drive)

Sponsored by YAM, these outdoor classes offer a peaceful way to move, stretch, and breathe while surrounded by nature.

VILLAGE SHRED & SHERIFF'S OFFICE PILL TAKEBACK

Thursday, May 7 from 10:00 A.M. to noon in the Village Hall parking lot (110 Village Center Drive)

Check the village website (villageofflatrock.org) for information on what is acceptable to shred and what medicinal items can be dropped off.

ICE CREAM SOCIAL

Saturday, June 6 from noon to 4:00 P.M. at the Village Hall

Flat Rock's celebration of our community with music, face painting, and lots of ice cream!


DID YOU KNOW . . .

We do Kudzu Control

The Village of Flat Rock offers as a free service a kudzu control program for village residents. With the help of a professional kudzu control specialist and village volunteers, problem areas are identified and then addressed on an annual basis during the month of June. If you are a resident of Flat Rock, have kudzu on your property, and would like to participate in this program, please come by the Village Hall and complete a participant request form or go to VILLAGEOFFLATROCK.ORG/KUDZU-CONTROL to download the required form.

SPRAYING OCCURS IN JUNE, SO DON'T DELAY!

 The-Village-of-Flat-Rock

 [village_of_flat_rock](https://www.instagram.com/village_of_flat_rock)



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schedule of meetings

Council Meetings are on the **second Thursday** of each month at 9:30 a.m., unless that day is a holiday.

Agenda workshops are 9:30 a.m. on the **Monday** ten days prior to the Council Meeting, unless that Monday falls on a holiday.

The Planning Board meets the **first Tuesday** of each month at 10:30 a.m.

The Board of Adjustment meets as needed.

The Historic Landmarks Commission meets the **second Thursday** of each month after the conclusion of the monthly Council Meeting, as needed.

Village of Flat Rock office hours are Monday through Friday, 9 a.m. to 4 p.m.

village directory

Mayor

Anne Coletta 828.595.0707

Council Members

District 1

Tom Carpenter 828.551.3282

Matt Toner, Vice Mayor 832.256.7631

District 2

Roger Bass 904.504.5932

Emily Whitmire 828.775.4245

District 3

Barbara Jeter 828.290.7485

Cheryl Stuller 828.606.4580

Village Clerk

Michelle Parker, CMC 828.697.8100

Deputy Village Clerk/Tax Collector

Carol Richard, CMC 828.697.8100

Village Administrator

Pat Christie, CZO 828.697.8100

Park Director

Michael Dages 828.435.0397